

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

August 8, 2013

Minutes

(Subject to Board of Director's approval)

Board President, Craig Nicholson, called the meeting to order at 6:00 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Board members in attendance: Craig Nicholson, Mary Mason, Joe Mora, and Jaime Escobedo (Lisa Welch absent). Also in attendance: Ms. Lange and her nephew (unit 110), Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

Ms. Lange discussed the 2 **chairs** placed on her unit's **entry walk** with the Board; the Board will allow one chair to be placed in this area.

A request for installation of a **fiberglass utility door** (unit 367), visually similar to the original door, was **approved** by the Board.

Meeting Minutes: The **July Board Meeting minutes** (7/8/13) were **approved** as presented.

Treasurer's Report:

	July 2013	YTD
Total Income	69,457.35	478,546.29
Operating Expenditures	28,434.16	186,104.00
Reserve Expenditures	43,486.27	437,151.00
Total Expenditures	71,920.43	623,255.00
Transfer to Reserve	(37,536.92)	(68,842.49)
Transfer from Reserve	40,000.00	215,610.00
Total in Savings	1,198,867.52	
Total Assets	1,227,828.51	

James N. reported Operating Expenses are approximately 13% below budget; also noted the Reserve expenditures were due to exterior painting and deck resurfacing (unit 351). The July Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine **landscape maintenance**, pool periphery shrub installation completed, an owner-installed mini-irrigation system removed (unit 263), a new pool shortcut, bypassing the "deterrent" shrubs will be blocked.

Old Business

Items addressed:

- **Dry rot repairs:** James N. reported Sea View Constr. is performing siding repairs that may have been overlooked prior to exterior painting.
- **Exterior painting:** James N. reported Affordable Painting is touching up areas that were overlooked during exterior painting.

- **Entry directory:** Board still awaiting replacement recommendations from Consolidated Overhead Door, will at this time, continue using the existing directory system until it fails.
- **Privacy screens / lattice work:** A list of owner-installed privacy screens requiring repair and/or painting was created and notices were hand distributed to units that need attention.

No other Old Business

New Business

Items addressed:

- **Pavement maintenance:** Board **approved** minor patch and slurry seal work (including replacement of concrete to car wash area) quote from GPM (\$47,905). This type of work is for short term purposes so that Assoc can save funds to do removal & replacement in a few years.
- **Pool maintenance contract:** Board briefly discussed monthly charge calculation by Perfect Pools and **approved** new contract as presented.
- **Parking/Abandoned vehicles:** Board discussed searching registration history of vehicles suspected of being abandoned at the Grove.
- **Front door/Screen door policy:** Board reiterated the requirement for white in color, attractive and consistent with existing screen doors; door must be approved by Board prior to installation.
- **Recording liens:** Board approved filing a lien on APN #079-670-46, for unpaid association dues.

No other New Business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:35 pm.

The next Board meeting is scheduled for Thursday, September 12, 2013, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe